

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NORTH DAKOTA

In Re: Generations on 1 st LLC, Debtor.	Case No.: 25-30002 Chapter 11
In Re: Parkside Place LLC, Debtor.	Case No. 25-30003 Chapter 11 (Jointly Administered)

**NOTES ACCOMPANYING JANUARY MONTHLY
OPERATING REPORT FOR PARKSIDE PLACE LLC**

1. **Cash Balance Beginning of the Month.** The debtor does not have access to the bank account statements for HME Companies, LLC, the Court-appointed Receiver (“Receiver”). However, pursuant to the stipulation governing the use of cash collateral (“Stipulation”), as of January 6, 2025 (the “Petition Date”), the receiver was holding pre-petition rents for Parkside Place, LLC (“Parkside” or the “Debtor”) in the amount of \$124,341.92. The Debtor acknowledges that, without access to the detailed statement, this figure cannot be independently verified.

2. **Gross Income Statement/Sales.** The gross income statement and sales figures were previously provided to the Debtor by the Receiver. The Debtor relies on these figures as accurate representations of the gross income generated from post-petition rent collected.

Date	Tenant Name	Receiving Party	Amount Collected
01/08/2025	ZOIE FRASER- Rent	HME Companies	667.10
01/09/2025	GT BROTHERS- Rent	HME Companies	2,513.00
01/09/2025	GT BROTHERS- CAM	HME Companies	519.04
01/10/2025	JORGE ROSA- Rent	HME Companies	667.10
01/10/2025	CHANNELLE COSS- Rent	HME Companies	667.10
01/15/2025	DEBBIE STUHL- Rent	HME Companies	975.00
01/17/2025	MARIAH GAUKLER- Rent	HME Companies	980.00
TOTAL			\$6,988.34

3. **Accounts Receivable.** The Debtor is currently in the process of verifying the validity of accounts receivable for balances outstanding beyond 30 days. This review has become necessary due to multiple transactions in tenant payment systems, evidencing a flow of money changing hands three or more times. Correlative with these transactions, some balances were not properly identified in a timely manner—particularly when Red River State Bank had imposed an assignment of rents, pre-receivership, but was not providing rent collection reports and/or tenant names. As a result, certain amounts could not be reconciled before the Receiver took over.

4. **Summary of New Leases Signed, Short Cancel Notification, and Lease Ended.** Under this reporting period, one new lease was signed, no short cancel notifications were issues, and no leases ended.

5. Transactions in Which Cash Collateral was Utilized

2/18/2025 3:34 PM

Owner Statement

Owner = PARKSIDE PLACE (all properties)

Month = Jan 2025

Book = Cash

Date	Reference	Property	Payee/Payer	Notes	Income	Expense	Balance
				Beginning Balance			0.00
1/30/2025	tx from 1110	Parkside Place	CP Business	tx from 1110 to prevent overdraft from Yardi test	1.00	0.00	1.00
1/30/2025	1	Parkside Place	yardi	yardi test ach	0.00	0.23	0.77
1/30/2025	yardi test ach	Parkside Place	yardi		0.20	0.00	0.97
1/31/2025	20003	Parkside Place	ACTIVE HEATING INC HME BILL, plugged pressure hose.		0.00	329.22	-328.25
1/31/2025	20004	Parkside Place	Alexis Burbach	sales tax	0.00	32.41	-360.66
1/31/2025	20004	Parkside Place	Alexis Burbach	20.5 hrs	0.00	522.75	-883.41
1/31/2025	20004	Parkside Place	Alexis Burbach	2309	0.00	200.00	-1,083.41
1/31/2025	20005	Parkside Place	BLUEPEAK		0.00	247.63	-1,331.04
1/31/2025	20015	Parkside Place	CP BUSINESS MANAGI software fee		0.00	38.00	-1,369.04
1/31/2025	20013	Parkside Place	CP BUSINESS MANAGI collected rents		0.00	46.25	-1,415.29
1/31/2025	20006	Parkside Place	CP BUSINESS MANAGI jan 6-15 (AB .75hrs)		0.00	19.13	-1,434.42
1/31/2025	20013	Parkside Place	CP BUSINESS MANAGI misc mgr		0.00	200.00	-1,634.42
1/31/2025	20013	Parkside Place	CP BUSINESS MANAGI misc prof		0.00	250.00	-1,884.42
1/31/2025	20013	Parkside Place	CP BUSINESS MANAGI offsite equip/supplies		0.00	102.13	-1,986.55
1/31/2025	20013	Parkside Place	CP BUSINESS MANAGI offsite office rent		0.00	317.54	-2,304.09
1/31/2025	20013	Parkside Place	CP BUSINESS MANAGI offsite utilities		0.00	68.56	-2,372.65
1/31/2025	20007	Parkside Place	GLASS PRODUCTS (HME BILL) 2212 WINDOW LOCK		0.00	102.85	-2,475.50
1/31/2025	20007	Parkside Place	GLASS PRODUCTS (HME BILL) 2312 WINDOW LOCK		0.00	102.85	-2,578.35
1/31/2025	20007	Parkside Place	GLASS PRODUCTS (HME BILL) 2401 WINDOW LATCH X2		0.00	128.46	-2,706.81
1/31/2025	20008	Parkside Place	JAXON SCHMIDT JAN 27TH 4 HRS		0.00	120.00	-2,826.81
1/31/2025	20014	Parkside Place	JESSE CRAIG 73 UNITS, \$45/UNIT, 15 DAYS, PRORATED		0.00	849.03	-3,675.84
1/31/2025	20011	Parkside Place	Mindy Craig torch kit for lock box (split w/ parkside)		0.00	11.25	-3,687.09
1/31/2025	20009	Parkside Place	SETHS SCAPES (HME BILL) SNOW 1/9, 1/13		0.00	260.19	-3,947.28
1/31/2025	20010	Parkside Place	WMU WATERTOWN M 1/6-1/22 dates vacants		0.00	117.69	-4,064.97
1/31/2025	20010	Parkside Place	WMU WATERTOWN M 1/6-1/22 house electric		0.00	446.68	-4,511.65
1/31/2025	20010	Parkside Place	WMU WATERTOWN M 1/6-1/22 house gas		0.00	129.33	-4,640.98
1/31/2025	20010	Parkside Place	WMU WATERTOWN M 1/6-1/22 house sewer		0.00	1,461.96	-6,102.94
1/31/2025	20010	Parkside Place	WMU WATERTOWN M 1/6-1/22 house water		0.00	237.24	-6,340.18
1/31/2025	N/A	Parkside Place	JE-4027 RE Tax Escrow (payable 4/31)		0.00	6,903.87	-13,244.05
2/2/2025	14002518	Parkside Place	GARY HOFER rec'd jan rent in Feb.		925.00	0.00	-12,319.05
2/3/2025	TRUST Wire	Parkside Place	PARKSIDE PLACE per amgt; January operating funds		1,500.00	0.00	-10,819.05
				Ending Balance	2,426.20	13,245.25	-10,819.05
				Reserves Needed		0.00	

6. **Tax Increment Financing.** A portion of the Debtor’s gross liabilities, as reported on Schedule D, is comprised of tax increment financing (“TIF”). Insofar as the terms of the subject TIF provide for forgiveness of the correlative debt upon the ordinary making of property tax payments, the Debtor regards this obligation—somewhat paradoxically—as both being a liability meritorious of listing on Schedule D but, too, being a liability that is properly setoff by a correlative intangible asset on the Debtor’s balance sheet. As such, there exists a distinction between how the TIF obligation is treated on the Debtor’s schedules and how it is regarded in this operating report.

Case 25-30002 Doc 56-9 Filed 02/18/25 Entered 02/18/25 21:42:28 Desc Supp
PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

Notes Page 4 of 35

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

20003

01/31/25

\$329.22*****

TO THE
ORDER OF

**** THREE HUNDRED TWENTY NINE AND 22/100 DOLLARS

ACTIVE HEATING INC
115 N MAPLE
WATERTOWN, SD 57201

NON-NEGOTIABLE



Active Heating
115 N. Maple, Watertown, SD 57201
(605) 882-2663
www.activeheatinginc.com

BILL TO

HME Companies
432 5th Street
Brookings, SD 57006 USA

INVOICE
120197

INVOICE DATE
Jan 24, 2025

JOB ADDRESS

Parkside Place - Quickcare/ Downtown Drug
26 2nd Street Northeast #101
Watertown, SD 57201 USA

DESCRIPTION OF WORK

01/14/2025 - Service call for heat not keeping up in Quick Care office (north tenant). System is a 2 stage Heil furnace with a Honeywell zone kit and two zones. Tested operations of both zone dampers, thermostats, and furnace. Furnace had multiple codes for high stage pressure switch. Diagnosed plugged pressure switch hose. Cleared blockage, condensate drain, and hoses. Tested system operation from each thermostat. System is operating properly at this time.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Labor	1.00	\$310.00	\$310.00

SUB-TOTAL	\$310.00
SD STATE SALES TAX 4.2%	\$13.02
WATERTOWN CITY SALES TAX 2%	\$6.20
TOTAL DUE	\$329.22
BALANCE DUE	\$329.22

Thank you for choosing Active Heating.

This invoice is payable upon receipt. A finance charge will be assessed on all past due accounts of 1.5% per month on the new balance after payment or credits. A service fee will be charged for any returned checks.

CUSTOMER AUTHORIZATION

I authorize Active Heating to perform the recommended work as presented to, and chosen by, me. I agree that the amount set forth in the space marked "Total Due" is the price I have agreed to. I also understand that payment for such services is payable immediately upon completion and that the warranty expressed only covers the repairs made today and does not imply a warranty on the entire system. Warranty repairs are to be performed during Active Heating's regular business hours.

Sign here

Date 1/14/2025

CUSTOMER ACKNOWLEDGEMENT

I acknowledge that all work performed by Active Heating has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here

Date 1/14/2025

PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

20004

01/31/25

\$755.16*****

TO THE
ORDER OF

**** SEVEN HUNDRED FIFTY FIVE AND 16/100 DOLLARS

Alexis Burbach
813 2nd St NW
Watertown, SD 57201

NON-NEGOTIABLE

Alexis Hours Jan 15-31 2025: 20.5

Incentives: 2309 David T

Sales Tax: \$32.41

Parkside: 20.5

- 1/17 10:30-11:30 walk through with mindy
- 1/17 3:30-4:00 turn out memos handed out – painter talked with on what she had left per HME instructions
- 1/20 3:00-4:00 questions from 2306 – find missing dolly – walk through building – clean up garbage in parking garage
- 1/21 1:30-2:00 walk through with jaxon showing him around and instructions on some to dos for an idea of what he will expect from maintenance
- 1/22 11:00-11:15 try lock box – HME confirms lockbox code hasn't changed
- 1/22 2:30-3:00 deicer in lockbox
- 1/22 5:00-5:30 try lockbox one more time – ran into 2306, questions on maintenance for fan looked at and end piece counter top piece – look for any additional wet paint signs to be taken down
- 1/24 11:15-1:15 lock box code changed, updated in system – walk building – janitor closets cleaned out on 4th, 3rd, 2nd, - still some larger tenant items jaxon will get – garbage pick up walk through in garage –
- 1/27 9:30-9:45 maintenance scheduled for 2410 bedroom door – jaxon and tenants notified
- 1/27 9:45-1:00 renewal lease 2303 adams sent – move in sheet – leads back to back – update list – tenants text for email verification
- 1/27 1:30-2:30 memo check in sheets handed out – move sheets handed out for 2309, 2402 – look over maintenance that was done by jaxon –
- 1/27 3:45-4:00 showing David 2309
- 1/27 4:00-4:30 showing Laura 2309
- 1/28 9:30-10:00 renewal lease 2404 brown
- 1/28 12:15-12:45 showing Hayden 2309 – thermostats measured for covers – patio looked over for snow
- 1/28 2:15-4:45 apps processed joseph cosigner – hayden – notified both on whats needed – maintenance contacted – files saved and uploaded – look over 2203 hme lease – to dos notes and updated
- 1/29 10:45-11:45 texts and lease for 2203 – emails gone through for updated new tenants –
- 1/29 12:15-1:00 lease for 2212 – leads – emails
- 1/29 1:45-2:45 leads contacted from HME – apartments.com not updated in time
- 1/30 12:00-2:00 finish re do leases for parkside new tenants
- 1/31 9:45-10:30 showing missy 2402 – 2306 help with window closing -

PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

20005

01/31/25

\$247.63*****

TO THE
ORDER OF

**** TWO HUNDRED FORTY SEVEN AND 63/100 DOLLARS

BLUEPEAK

PO BOX 5002

SIOUX FALLS, SD 57117-5002

NON-NEGOTIABLE



Contact Us
www.mybluepeak.com
866-991-9722



page 1 of 4

Account Number: 045515701
Billing Date: 01/20/25
Total Amount Due: **\$247.63**
Payment Due By: 02/13/25



As part of our commitment to delivering the best products and services, we periodically review our prices. Starting February 1, 2025, the following pricing updates will take effect:

Late payment fee will increase to \$15.00

STATEMENT SUMMARY

Previous Balance	\$247.43
Payments and Adjustments	-\$247.43
New Charges	\$247.63
Total Amount Due	\$247.63

NEW CHARGES SUMMARY

Monthly Service Charges	\$175.99
Taxes	\$71.64
Total New Charges	\$247.63

A late fee will be applied to your account if the amount of \$247.63 is not received before 02/13/25. Payments received after 01/20/25 are not reflected on this statement.

Parkside

Please refer to our terms and conditions at [mybluepeak.com/terms-conditions](https://www.mybluepeak.com/terms-conditions) for specific details on our practices. Your acknowledgement of this agreement is confirmed by your payment.



www.mybluepeak.com
866-991-9722



Account Number: 045515701
Billing Date: 01/20/25
Total Amount Due: \$247.63
Payment Due By: 02/13/25



Federal USF Fee	\$14.18
State Telecommunications Relay	\$0.45
Srv	
Total Taxes and Fees	\$71.64

Total Amount Due..... \$247.63

SERVICE LOCATIONS

8 2ND ST NE WATERTOWN, SD 57201-3624

PARKSIDE PLACE, LLC

DEBTOR IN POSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

20006

01/31/25

\$19.13*****

TO THE
ORDER OF

**** NINETEEN AND 13/100 DOLLARS

CP BUSINESS MANAGEMENT
PO BOX 9379
FARGO, ND 58106
701-237-3369, 58106

NON-NEGOTIABLE

PARKSIDE PLACE, LLC

DEBTOR IN POSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

20007

01/31/25

\$334.16*****

TO THE
ORDER OF

**** THREE HUNDRED THIRTY FOUR AND 16/100 DOLLARS

GLASS PRODUCTS

125 5TH ST NE

WATERTOWN, SD 57201

NON-NEGOTIABLE



Glass Products
125 5th St NE
Watertown, SD, 57201
P: 605-882-2344
F: 605-882-2373
E: INFO@GLASSPRODUCTSINC.COM



Invoice

Invoice Number: I-25-1047
Date: Jan 08, 2025
Project Manager: RACHEL LIVINGSTON

Bill To Contact : HME PROPERTIES
Bill To : HME PROPERTIES
432 5TH ST
BROOKINGS, SD, 57006

Site Info: PARKSIDE APARTMENTS
8 2ND ST NE
WATERTOWN, SD, 57201

Job Name: WINDOW LATCH REPLACEMENT
Customer PO: WO: 1019-1 PARKSIDE 2401
Description:

Job Number: WO-24-2110 -

Qty	Description	Part # / Size	Total Size	Unit Price	Total Price Tax
2	LOCK AND KEEPER KIT WITH SCREWS - WHITE		Each	\$24.40/ each	\$48.80
1	STANDARD LABOR CHARGE		Total cost	\$75.00/ total cost	\$75.00
1	SALES AND EXCISE TAX		Total cost	\$4.66/ total cost	\$4.66

TR 1/14/25

Subtotal: \$128.46
Total: \$128.46

Payment Terms: Terms of payment are 30 days from the invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.

Total Applied: \$0.00
Balance Due: \$128.46

Authorized Signature

Date

Authorized Name



Glass Products
125 5th St NE
Watertown, SD, 57201
P: 605-882-2344
F: 605-882-2373
E: INFO@GLASSPRODUCTSINC.COM

Invoice

Invoice Number: I-25-1055
Date: Jan 09, 2025
Project Manager: RACHEL LIVINGSTON

Customer : HME PROPERTIES
432 5TH ST
BROOKINGS, SD, 57006

Contact: HME PROPERTIES
Contact Phone: 605-736-1972

Bill To Contact : HME PROPERTIES
Bill To : HME PROPERTIES
432 5TH ST
BROOKINGS, SD, 57006

Site Info: PARKSIDE APARTMENTS
8 2ND ST NE
WATERTOWN, SD, 57201

Job Name: WINDOW SERVICE

Job Number: WO-24-2113

Art 2312

Qty	Description	Part # / Size	Total Size	Unit Price	Total Price Tax
1	MAXIM MULTI-POINT LOCK		Each	\$24.80/ each	\$24.80
1	STANDARD LABOR CHARGE		Total cost	\$75.00/ total cost	\$75.00
1	SALES AND EXCISE TAX		Total cost	\$3.05/ total cost	\$3.05

[Signature]
1/14/25

Subtotal: \$102.85
Total: \$102.85

Payment Terms: Terms of payment are 30 days from the invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.

Total Applied: \$0.00
Balance Due: \$102.85

Authorized Signature

Date

Authorized Name



Glass Products
125 5th St NE
Watertown, SD, 57201
P: 605-882-2344
F: 605-882-2373
E: INFO@GLASSPRODUCTSINC.COM

Invoice

Invoice Number: I-25-1058
Date: Jan 09, 2025
Project Manager: MARISA JOHNSON

Bill To Contact : HME PROPERTIES
Bill To : HME PROPERTIES
432 5TH ST
BROOKINGS, SD, 57006

Site Info: PARKSIDE APARTMENTS
8 2ND ST NE
WATERTOWN, SD, 57201

Job Name: WINDOW REPAIR SERVICES
Customer PO: WO: 959-2 APT 2212

Job Number: WO-24-2250

Qty	Description	Part # / Size	Total Size	Unit Price	Total Price Tax
1	MAXIM MULTI-POINT LOCK		Each	\$24.80/ each	\$24.80
1	STANDARD LABOR CHARGE		Each	\$75.00/ each	\$75.00
1	SALES AND EXCISE TAX		Each	\$3.05/ each	\$3.05

Subtotal: \$102.85
Total: \$102.85

Payment Terms: Terms of payment are 30 days from the invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.

Total Applied: \$0.00
Balance Due: \$102.85

Authorized Signature

Date

Authorized Name

PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

20008

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

01/31/25

\$120.00*****

TO THE
ORDER OF

***** ONE HUNDRED TWENTY AND 00/100 DOLLARS

JAXON SCHMIDT
325 27TH ST NW
WATERTOWN, SD 58201

NON-NEGOTIABLE

Jan 17-31st
2024

Jaxon Hours Maintenance: 4 hours total \$120.⁰⁰

Parkside Place:

1/27/25 9:00-9:30 measure bed room door in unit 2410 to see if we have any on hand to replace broken door from previous tenant

1/27/25 9:30-10:00 removed pallet from garage – broke down to fit into dumpster

1/27/25 10:00-11:00 heaters in garage were not functioning correctly – diagnosed to find thermostats were turned off and the north east heater had the gas turned off – got heaters on and turned onto 45 degrees and made sure fired up

1/27/25 11:00-12:30 removed personal belongings from janitor closet 2 and 3. Broke down large items to fit into dumpster

1/27/25 12:30-1:00 heater in stairwell, mailroom, and back door turned to notch 3

PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

STARION FINANCIAL

2754 Brandt Dr S
FARGO, ND 58104

20009

TO THE
ORDER OF

***** TWO HUNDRED SIXTY AND 19/100 DOLLARS

01/31/25

\$260.19*****

SETHS SCAPES
505 3RD ST SE
WATERTOWN, SD 57201

NON-NEGOTIABLE

INVOICE

Seth's Scapes LLC
505 3rd St SE, SD 57201

sethsowen@gmail.com
+1 (605) 237-0625

Bill to
Parkside

Ship to
Parkside
8 2nd St NE
Watertown, SD 57201

Invoice details

Invoice no.: 1588

Terms: Net 15

Invoice date: 01/31/2025 - Emailed 1/21/25

Due date: 02/15/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/09/2025	Ice Management		1	\$70.00	\$70.00
2.	01/13/2025	Commercial Snow Removal		1	\$175.00	\$175.00

Subtotal \$245.00

Sales tax \$15.19

Total \$260.19

Ways to pay



View and pay

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)



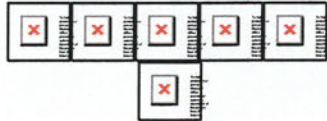
Mindy Craig

From: Seth's Scapes LLC <quickbooks@notification.intuit.com>
Sent: Tuesday, January 21, 2025 1:24 PM
To: Mindy Craig
Subject: New payment request from Seth's Scapes LLC due on 02/15/2025 - invoice 1588
Attachments: Invoice_1588_from_Seths_Scapes_LLC.pdf

Your invoice is ready!

BALANCE DUE **\$260.19**

[View and pay](#)



Dear Parkside,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!
Seth's Scapes LLC

Seth's Scapes LLC
505 3rd St SE, SD 57201

sethsowen@gmail.com
+1 (605) 237-0625

If you receive an email that seems fraudulent, please check with the business owner before paying, or you can forward the email to security@intuit.com so we can look into it. Read more at security.intuit.com.



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PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

20010

TO THE
ORDER OF

***** TWO THOUSAND THREE HUNDRED NINETY TWO AND 90/100 DOLLARS

WMU WATERTOWN MUNICIPAL UTILITIES
901 FOURTH AVE SW
WATERTOWN, SD 57201

01/31/25

\$2,392.90***

NON-NEGOTIABLE

PARKSIDE	UNIT	AMOUNT	
1/6-1/21	2308	25.24	final
1/6-1/21	2403	58.49	first
1/6-1/10	2203	15.86	final
1/6-1/10	2212	18.1	final
		117.69	
1/6-1/22	house elect	446.68	
	gas	129.33	
	water	237.24	
	sewer	1461.96	
total house meter/use		2275.21	
	total check	2392.9	

PLEASE REMIT TO:

WATERTOWN MUNICIPAL UTILITIES
901 FOURTH AVE. SW
WATERTOWN, SD 57201
Office 605-882-6233 www.watertownmu.com

Customer Account Number		
Due Date	Amount Due	Late Amount
02/10/2025	2,275.21	2,388.97
Service Address		Amount Enclosed
8 2 ST NE HOUSE		

PARKSIDE PLACE, LLC
PO BOX 9379
FARGO, ND 58106-9379

00187355010000227521

** FIRST BILL **

Page 1

Please detach top portion and return with payment.

Page 1

MUNICIPAL UTILITIES DEPT.

Account Number

Name

Service Address

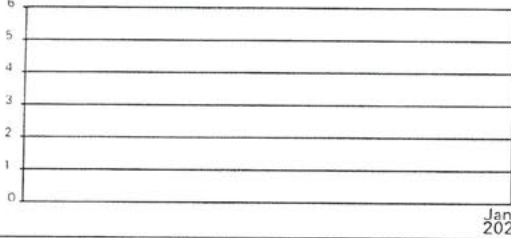
PARKSIDE PLACE, LLC

8 2 ST NE HOUSE

Meter Number	Read Dates		Billing Days	Meter Readings			Multiplier	Usage	Units	Power factor
	Present	Previous		Code	Present	Previous				
ELECTRIC: 0000030986	01/22/2025	01/06/2025	16	MR	58158	53084	1	5074	kWh	
ELECTRIC: 0000030986	01/22/2025	01/06/2025	16	MR	18137		1	18.14	kW	
WATER: 0200555043	01/22/2025	01/06/2025	16	MR	02729	02692	1	37	ccf	
GAS: 0104951134	01/22/2025	01/06/2025	16	MR	11192	11045	1.119	164	ccf	

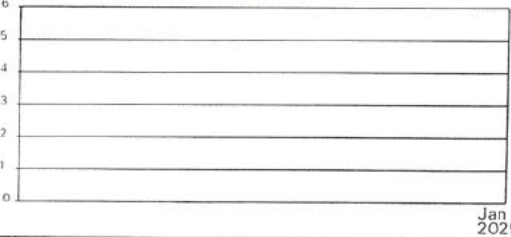
YOUR MONTHLY USAGE

ELECTRIC (kWh)



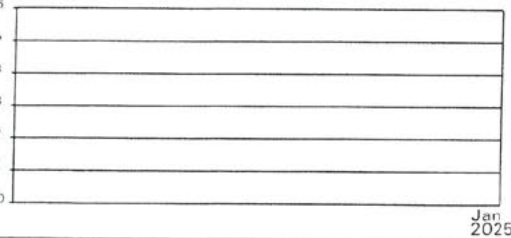
Jan 2025

WATER (100 cu.ft)



Jan 2025

GAS (ccf)



Jan 2025

PREVIOUS BALANCE 0.00
BALANCE FORWARD 0.00

ELECTRIC SERVICE
Electric Customer Charge 19.75
Electric Energy 400.85
Electric State Tax 17.67
Electric City Tax 8.41
TOTAL ELECTRIC CHARGES 446.68

GAS SERVICE
Gas Customer Charge 17.00
Gas Consumption 104.78
Gas State Tax 5.11
Gas City Tax 2.44
TOTAL GAS CHARGES 129.33

WATER SERVICE
Water Customer Charge 38.06
Water Consumption 155.92
Water Private Fire Service 43.26
TOTAL WATER CHARGES 237.24

SEWER SERVICE
Sewer Customer Charge 40.61
Sewer Multiple Use 1,421.35
TOTAL SEWER CHARGES 1,461.96

CURRENT CHARGES \$2,275.21

TOTAL AMOUNT DUE \$2,275.21

121360 Bill Type	Account Type	Bill Date	Due Date	Amount Due	Late Amount
FIRST BILL	ELECTRIC GENERAL	02/01/2025	02/10/2025	2,275.21	2,388.97
MESSAGES:					

PLEASE REMIT TO:

WATERTOWN MUNICIPAL UTILITIES
901 FOURTH AVE. SW
WATERTOWN, SD 57201
Office 605-882-6233 www.watertownmu.com

Customer Account Number		
[REDACTED]		
Due Date	Amount Due	Late Amount
02/10/2025	25.24	26.50
Service Address		Amount Enclosed
8 2 ST NE 2308		

PARKSIDE PLACE, LLC
C/O LANE WARZECHA
432 5TH STREET
BROOKINGS, SD 57006-2007

** FINAL BILL **

Page 1

Please detach top portion and return with payment.

Page 1

MUNICIPAL UTILITIES DEPT.

Account Number

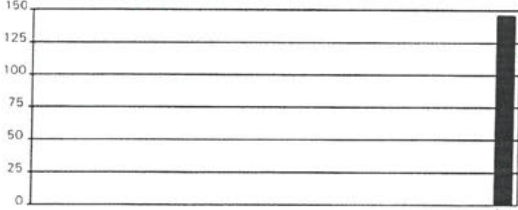
Name

Service Address

Meter Number	Read Dates		Billing Days	Code	Meter Readings		Multiplier	Usage	Units	Power factor
	Present	Previous			Present	Previous				
ELECTRIC: 0000049037	01/21/2025	01/06/2025	15	MR	13671	13525	1	146	kWh	

YOUR MONTHLY USAGE

ELECTRIC (kWh)



Jan 2025

PREVIOUS BALANCE	0.00
BALANCE FORWARD	0.00
ELECTRIC SERVICE	
Electric Customer Charge	13.10
Electric Energy	10.66
Electric State Tax	1.00
Electric City Tax	0.48
TOTAL ELECTRIC CHARGES	25.24
CURRENT CHARGES	\$25.24
TOTAL AMOUNT DUE	\$25.24

121360

Bill Type	Account Type	Bill Date	Due Date	Amount Due	Late Amount
FINAL BILL	ELECTRIC RESIDENTIAL	02/01/2025	02/10/2025	25.24	26.50

MESSAGES:

PLEASE REMIT TO:

WATERTOWN MUNICIPAL UTILITIES
901 FOURTH AVE. SW
WATERTOWN, SD 57201
Office 605-882-6233 www.watertownmu.com

Customer Account Number		
[REDACTED]		
Due Date	Amount Due	Late Amount
02/10/2025	58.49	61.41
Service Address		Amount Enclosed
8 2 ST NE 2403		

PARKSIDE PLACE, LLC
PO BOX 9379
FARGO, ND 58106-9379

** FIRST BILL **

Page 1

Please detach top portion and return with payment.

Page 1

MUNICIPAL UTILITIES DEPT.

Account Number

Name

Service Address

[REDACTED]

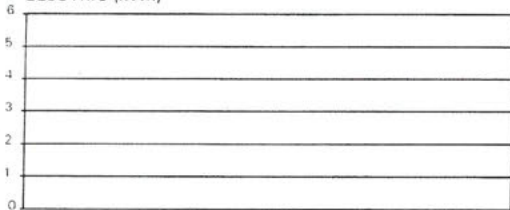
PARKSIDE PLACE, LLC

8 2 ST NE 2403

Meter Number	Read Dates		Billing Days	Code	Meter Readings		Multiplier	Usage	Units	Power factor
	Present	Previous			Present	Previous				
ELECTRIC: 0000049020	01/21/2025	01/06/2025	15	MR	18905	18330	1	575	kWh	

YOUR MONTHLY USAGE

ELECTRIC (kWh)



Jan 2025

PREVIOUS BALANCE	0.00
BALANCE FORWARD	0.00
ELECTRIC SERVICE	
Electric Customer Charge	13.10
Electric Energy	41.98
Electric State Tax	2.31
Electric City Tax	1.10
TOTAL ELECTRIC CHARGES	58.49
CURRENT CHARGES	\$58.49
TOTAL AMOUNT DUE	\$58.49

121360

Bill Type	Account Type	Bill Date	Due Date	Amount Due	Late Amount
FIRST BILL	ELECTRIC RESIDENTIAL	02/01/2025	02/10/2025	58.49	61.41
MESSAGES:					

PLEASE REMIT TO:

WATERTOWN MUNICIPAL UTILITIES
901 FOURTH AVE. SW
WATERTOWN, SD 57201
Office 605-882-6233 www.watertownmu.com

Customer Account Number		
Due Date	Amount Due	Late Amount
02/10/2025	15.86	16.65
Service Address		Amount Enclosed
8 2 ST NE 2203		

PARKSIDE PLACE, LLC
PO BOX 9379
FARGO, ND 58106-9379

00187440070000001586

** FINAL BILL **

Page 1

Please detach top portion and return with payment.

Page 1

MUNICIPAL UTILITIES DEPT.

Account Number

Name

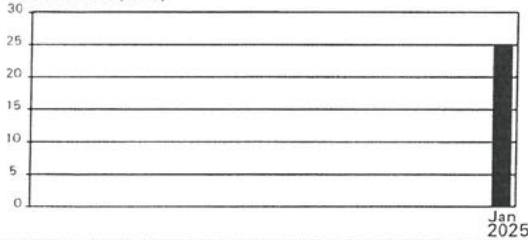
Service Address

PARKSIDE PLACE, LLC
8 2 ST NE 2203

Meter Number	Read Dates		Billing Days	Meter Readings			Multiplier	Usage	Units	Power factor
	Present	Previous		Code	Present	Previous				
ELECTRIC: 0000049012	01/10/2025	01/06/2025	4	MR	15192	15167	1	25	kWh	

YOUR MONTHLY USAGE

ELECTRIC (kWh)



PREVIOUS BALANCE 0.00
BALANCE FORWARD 0.00

ELECTRIC SERVICE
Electric Customer Charge 13.10
Electric Energy 1.83
Electric State Tax 0.63
Electric City Tax 0.30
TOTAL ELECTRIC CHARGES 15.86

CURRENT CHARGES \$15.86

TOTAL AMOUNT DUE \$15.86

121360

Bill Type	Account Type	Bill Date	Due Date	Amount Due	Late Amount
FINAL BILL	ELECTRIC RESIDENTIAL	02/01/2025	02/10/2025	15.86	16.65

MESSAGES:

PLEASE REMIT TO:

WATERTOWN MUNICIPAL UTILITIES
901 FOURTH AVE. SW
WATERTOWN, SD 57201
Office 605-882-6233 www.watertownmu.com

Customer Account Number		
[REDACTED]		
Due Date	Amount Due	Late Amount
02/10/2025	18.10	19.01
Service Address		Amount Enclosed
8 2 ST NE 2212		

PARKSIDE PLACE, LLC
PO BOX 9379
FARGO, ND 58106-9379

00187449050000001810

** FINAL BILL **

Page 1

Please detach top portion and return with payment.

Page 1

MUNICIPAL UTILITIES DEPT.

Account Number

Name

Service Address

[REDACTED]

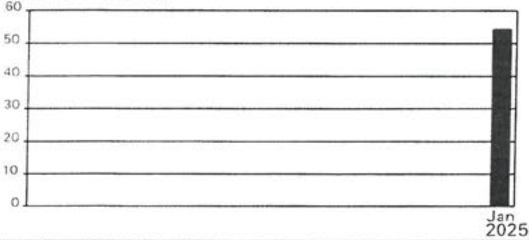
PARKSIDE PLACE, LLC

8 2 ST NE 2212

Meter Number	Read Dates		Billing Days	Meter Readings			Multiplier	Usage	Units	Power factor
	Present	Previous		Code	Present	Previous				
ELECTRIC: 0000049025	01/10/2025	01/06/2025	4	MR	30857	30803	1	54	kWh	

YOUR MONTHLY USAGE

ELECTRIC (kWh)



PREVIOUS BALANCE	0.00
BALANCE FORWARD	0.00
ELECTRIC SERVICE	
Electric Customer Charge	13.10
Electric Energy	3.94
Electric State Tax	0.72
Electric City Tax	0.34
TOTAL ELECTRIC CHARGES	18.10
CURRENT CHARGES	\$18.10
TOTAL AMOUNT DUE	\$18.10

121360

Bill Type

Account Type

Bill Date

Due Date

Amount Due

Late Amount

FINAL BILL

ELECTRIC RESIDENTIAL

02/01/2025

02/10/2025

18.10

19.01

MESSAGES:

PAID
10011
PAID

You could win a \$1000 GiftCard!
 Visit survey.walmart.com#7VNDY1J7JL
 For more details, see back of receipt.



WM Supercenter
 605-882-0801 Mgr. KALEE
 1201 29TH ST SE
 WATERTOWN SD 57201
 ST# 01500 OP# 009023 TE# 23 TR# 00701

ITEMS SOLD 3
 TC# 2182 0407 4404 5843 1245



TORCH KIT 014045495320 21.18 X
 TORCH KIT 014045495320 21.18 X
 X

SUBTOTAL 75.78
 TAX 6.2000 % 4.70
 TOTAL 80.48
 MCARD TEND 80.48
 CHANGE DUE 0.00

MASTERCARD - 6025 I 1 APPR#68797Z
 80.48 TOTAL PURCHASE
 REF # 502385091816
 PAYMENT SERVICE - A
 AID A0000000041010
 TERMINAL # 28407788
 *No Signature Required
 01/23/25 10:05:44
PAID
11.25
PAID



Get free delivery
 from this store
 with Walmart+

Scan for 30-day free trial

Low prices You Can Trust. Every Day.
 01/23/25 10:05:52

PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

20013

TO THE
ORDER OF

***** NINE HUNDRED EIGHTY FOUR AND 48/100 DOLLARS

01/31/25

\$984.48*****

CP BUSINESS MANAGEMENT
PO BOX 9379
FARGO, ND 58106
701-237-3369, 58106

NON-NEGOTIABLE

CP Business Management

Parkside Place

2025

From: 16-Jan
To: 31-Jan

Invoice #: 2001
Invoice Date: 1/31/2025
Due Date: 2/1/2025

Gross Collected Rents			Total
5%	Management Fee Jan Rents	\$925.00	\$46.25
Total Management Fee			\$925.00 \$46.25
Offsite Office			Total
1312.5	50% share of Off Site Office Rent x 15 days		\$317.54
422.12	50% share of Off Site Office Supplies x 15 days		\$102.13
283.37	50% share of Off Site Office Utilities x 15 days		\$68.56
Total Offsite Office			\$488.23
Other Collected Income			Total
Total Other Collected Income			\$0.00
Miscellaneous			
	Misc Manager		\$200.00
	Misc Prof.		\$250.00
Total Miscellaneous			\$450.00
Total Management Fee			\$46.25
Total Offsite Office			\$488.23
Total Other Collected Income			\$0.00
Total Miscellaneous			\$450.00
Parkside Place Total			\$984.48

Please make checks payable to CP Business Management no later than 2/1/2025

PARKSIDE PLACE, LLC

DEBTOR IN POSSESSION - CASE #25-30003
PO BOX 9379
FARGO, ND 58106

20014

STARION FINANCIAL
2754 Brandt Dr S
FARGO, ND 58104

TO THE
ORDER OF

***** EIGHT HUNDRED FORTY NINE AND 03/100 DOLLARS

01/31/25

\$849.03*****

JESSE CRAIG
1405 1ST AVE N
FARGO, ND 58102

NON-NEGOTIABLE

Please make checks payable to Jesse Craig no later than 2/1/2025

CP Business Management
2025

Parkside Place

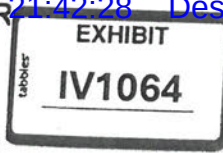
From: 16-Jan
To: 31-Jan

Invoice #: 2001-1
Invoice Date: 1/31/2025
Due Date: 2/1/2025

Miscellaneous			
7057	Software Fee		\$38.00
Total Miscellaneous			\$38.00

PAID
2015

Notes Page 35 of 35
Official Real Estate Tax Notice
14 FIRST AVENUE S.E. * WATERTOWN, SD 57201
(605) 882-6285



2024 - 12152

2024 TAXES DUE AND PAYABLE IN 2025

Record#: 9358

Legal:

Sch: 14-4 S/T/R:

Acres/Lots: .00

WATERTOWN CITY PARKSIDE PLACE ADD
PARKSIDE PLACE ADD
82 ST NE

**Taxes In
Name Of**

PARKSIDE PLACE LLC
%JESSE CRAIG
1405 1 AVE N
FARGO ND 58102

First Half	20,711.62
Second Half	20,711.62
TOTAL	41,423.24

Taxes Totalling \$50.00 or less must be paid in full by April 30th.
Please see reverse side for important information.

TAXING DISTRICT	ASSESSED VALUE	TAXABLE VALUE	TAX PER \$1,000	TOTAL
COUNTY TAX	67,568	65,136	2.525	164.48
WATERTOWN SCHOOL Non-Ag	67,568	65,136	9.478	617.36
WATERTOWN CITY	67,568	65,136	1.691	110.14
EAST DAKOTA WATER	67,568	65,136	0.020	1.30
TAX INCREMENT 12 NA	67,568	2,955,371	13.714	40,529.96

JE: 4027
Escrow \$6903.87
(need to Add TIF Line!)

NA: 41423.24

TOTAL: 41,423.24

* Indicates a local decision to opt out of the Tax Freeze. If the local vote to increase taxes had not passed, your taxes would not have included the items marked with an asterisk (*).

Please detach stubs and return with your payment

CODINGTON
Record #
9358

-FIRST PAYMENT-
PARKSIDE PLACE LLC

TAX BILL NO.	AMOUNT DUE
2024- 12152	20,711.62
DELINQUENT AFTER APRIL 30th	

Please detach stubs and return with your payment

CODINGTON
Record #
9358

-SECOND PAYMENT-
PARKSIDE PLACE LLC

TAX BILL NO.	AMOUNT DUE
2024- 12152	20,711.62
DELINQUENT AFTER OCTOBER 31st	